



# Ford City Borough

P.O. Box 112 1000 4<sup>th</sup> Avenue

Ford City, PA 16226

Phone: 724-954-2375

## VARIANCE APPLICATION

**1. Full Name of Applicant:** \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Name of Contact Person: \_\_\_\_\_ E-mail of Contact Person: \_\_\_\_\_

Telephone No. of Contact Person: \_\_\_\_\_ (Office) \_\_\_\_\_ (Cell)

**2. Full Name of Landowner (if different from Applicant):** \_\_\_\_\_

Address of Landowner: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ (Office) \_\_\_\_\_ (Cell) E-mail: \_\_\_\_\_

**3. Name of Representative (if any):** \_\_\_\_\_

Address of Representative: \_\_\_\_\_

Name of Contact Person: \_\_\_\_\_ E-mail of Contact Person: \_\_\_\_\_

Telephone No. of Contact Person: \_\_\_\_\_ (Office) \_\_\_\_\_ (Cell)

**4. Property Information:** Address: \_\_\_\_\_

Plan/Deed Book, Volume, Page No.: \_\_\_\_\_ (Attach Copy of Plan and/or Deed, as applicable)

Zoning District: \_\_\_\_\_ Total Acreage of Lot: \_\_\_\_\_

Current Lot Coverage: \_\_\_\_\_ Lot Depth: \_\_\_\_\_ Lot Width: \_\_\_\_\_

Current Building Coverage: \_\_\_\_\_ Current Building Footprint: \_\_\_\_\_

Current Building Setbacks: Front: \_\_\_\_\_ Rear: \_\_\_\_\_ L.Side: \_\_\_\_\_ R.Side: \_\_\_\_\_

Existing/Proposed Water Service: \_\_\_\_\_ Existing/Proposed Sewage Service: \_\_\_\_\_

Current Property Use: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**5. Brief Description of Proposed Work or Use:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**6. Variance Request:**  Use Variance  Dimensional Variance

Provisions of the Zoning Ordinance under which this variance is sought:

Article	Section	Subsection
Article	Section	Subsection

Has a variance application previously been filed for this property:  Yes  No

If yes: \_\_\_\_\_ (Date of filling) \_\_\_\_\_ (Disposition)

Justification for Request\* (attach additional sheet if necessary): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*\*In order to obtain a variance, an Applicant must prove the following criteria, which are referenced in § 910.2 of the Pennsylvania Municipalities Planning Code and § 16.08 of the Zoning Ordinance:*

- 1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of this Ordinance in the neighborhood or district in which the property is located.*
- 2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*
- 3. That such unnecessary hardship has not been created by the appellant.*
- 4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.*
- 5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the provisions in issue.*

**NOTICE: This Application for Variance shall not be deemed filed until this form is fully completed, all necessary documents are submitted, and all other requirements are completed, as determined by the Borough's Zoning Officer. The date the Borough receives the initial submission, as noted above, should not be construed as the Applicant's filing date.**

Any and all documents or drawings submitted as evidence or for review must be to reasonably accurate dimensions.

By execution hereof, the undersigned hereby certifies that the statements made herein are true and correct to the best of his/her knowledge and belief.

**SIGNATURE OF APPLICANT\*:** \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

*\*If the Applicant is not the property owner or holder of an option or contract to purchase the subject property, attach an affidavit of the Landowner (i) authorizing the Applicant to act on behalf of the Landowner, and (ii) approving this Application.*

(Municipal Use Only)

DATE OF SUBMISSION: \_\_\_\_\_

BOROUGH FEE: \_\_\_\_\_

PARCEL ID NO.: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_